



**1108 7 Street SW  
Medicine Hat, Alberta**

**MLS # A2259637**

**\$1,711,045**

**Division:** South West Industrial

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 5,000 sq.ft.

**Zoning:** MU

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 6.36 Acres

**Lot Feat:** -

**Heating:** -

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** none

Discover nearly 6.4 acres across three parcels in a desirable location. This offering includes a 5,000 sq ft steel-frame building on 2.6 acres (1108 7 Street SW), an additional fenced 2.03 acres (1144 7 Street SW), and 1.73 acres directly across the street (1109 7 Street SW). The greenhouse will be removed and is not included in the sale, providing a clean slate for development or expansion. An ideal opportunity for investors, developers, or business owners looking for space, flexibility, and potential.